THE TRANSFER SET FORTH IN THIS INSTRUMENT IS FOR NO MONETARY CONSIDERATION.

THIS INSTRUMENT IS EXEMPT FROM RECORDATION AND TRANSFER TAXES PURSUANT TO MARYLAND CODE, TAX-PROPERTY, §§ 12-108(a) AND 13-207(a)(1); AND THE MONTGOMERY COUNTY CODE § 52-34(a)(B).

AFTER RECORDED, PLEASE RETURN TO:

Miles & Stockbridge 1201 Pennsylvania Avenue, NW Suite 900 Washington, DC 20004 Attn: William R. Riggins, III, Esq.

Pertaining to Parts of Tax Identification Nos.:

- (1) 09-02302572; and
- (2) 09-01958712

#### SPECIAL WARRANTY DEED

THIS DEED is made this day \_\_\_\_\_\_ of February, 2021, by THE CITY OF GAITHERBURG, a municipal corporation of the State of Maryland ("Grantor"), to THE BOARD OF EDUCATION OF MONTGOMERY COUNTY, a body corporate and politic of the State of Maryland ("Grantee").

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) paid in hand by Grantee to Grantor, the receipt and sufficiency of which Grantor hereby acknowledges, Grantor does hereby grant, bargain, sell, convey and assign to Grantee, Grantee's successors and assigns, in fee simple, all that lot or parcel of land situate, lying and being in Montgomery County, Maryland, and being more particularly described as follows:

# SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**BEING** part of two (2) separate tracts or parcels of land described as follows: (i) in a conveyance from Gaithersburg-King Property Partnership unto the City of Gaithersburg by deed dated January 9, 1980, and recorded in Liber 5496, at Folio 202; and (ii) in a conveyance from Gaithersburg-King Property Partnership unto the City of Gaithersburg by deed dated June 17, 1983, and recorded in Liber 6105, at Folio 849, both being recorded among the land records of Montgomery County, Maryland.

**TOGETHER WITH** the buildings and improvements erected, made or being on such land; all of the rights, alleys, ways, waters, easements, privileges, appurtenances and advantages belonging or anywise appertaining to such land; and all right title and interest of Grantor in and to the land lying in the bed of any now existing public street, road, or highway in front of, adjoining, or servicing such land.

**SUBJECT TO** any and all easements, rights-of-way, conditions, covenants, restrictions, reservations and exceptions of record.

**TO HAVE AND TO HOLD** such land and premises above described or mentioned and hereby intended to be conveyed, unto Grantee, its successors and assigns, in fee simple, forever.

**AND** Grantor hereby covenants that Grantor has a good right to convey the land and the premises described above; Grantor hereby warrants specially the property hereby conveyed; and Grantor agrees to execute such further assurances as may be requisite.

[Signature Page Follows]

**IN WITNESS WHEREOF**, Grantor has caused this Deed to be executed under seal as of the day and year first written above.

WITNESS:	GRANTOR:
Mululus	THE CITY OF GAITHERSBURG, a municipal corporation of the State of Maryland  By:(SEAL)  Name: Tanisha R. Briley  Title: City Manager
	***
STATE OF MARYLAND ) COUNTY OF MONTGOMERY )	ss:
in and for the State and County as aforesai (or satisfactorily proven) to be the City M	day of February, 2021, before me, a Notary Public d, personally appeared Tanisha R. Briley, known to me anager of Grantor, and that he/she, being authorized to poses contained in said document by signing the name ity.
WITNESS my hand and official se	al this 2th day of February, 2021.
	Notary Public
[Notarial Seal]	\ 1
Michelle Betancourt NOTARY PUBLIC Montgomery County State of Maryland My Commission Expires January 23, 2024	My Commission Expires \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\

### ATTORNEY'S CERTIFICATION

**THE UNDERSIGNED**, a member in good standing of the Bar of the Court of Appeals of Maryland, hereby certifies that the foregoing deed was prepared by me or under my supervision.

William W. Riggins, III Esq.

### EXHIBIT "A"

## DESCRIPTION OF THE PROPERTY

That land designated as "Lot 2" as shown on that certain plat of subdivision entitled "Plat of Resubdivision, Lot 2 and Parcel A, Victory Farm (Liber 5496, Folio 202, Liber 5910, Folio 821, and Liber 6105, Folio 849, Plat Book No. 109, Plat No. 12762), Election District No. 9, City of Gaithersburg, Maryland, Situated Along the South Side of Victory Farm Drive, Approximately 350 Feet East of its Intersection with Girard Street, More Specifically at 400 Victory Farm Drive, in the City of Gaithersburg, Montgomery County, Maryland," recorded among the Land Records of Montgomery County, Maryland as Plat No. 25716.

S	tate of Maryland	Land I	nstrume	ent Intake	Sheet	a_	Į .	1				
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mon	nation provided is for to Assessments and Tax (Type or Print in Blad											
1 Type(s)	(Check Box if addendum Intake Form is Attached.)											
of Instruments	Deed of Trust	Deed Mortgage		Other _		Othe	σ Λ					
2 Conveyance Type Check Box	Improved Sale Arms-Length [1]			Arms-L	Multiple Accounts Arms-Length [3]		Not an Arms- Length Sale [9]					
3 Tax Exemptions	Recordation	Recordation 12-108(a)										
(if applicable)	State Transfer	13-	2026	a)(1)				88				
Cite or Explain Authority	County Transfer (52 -34 (a) (5)											
4		Consideration Amount					Finance Office Use Only Transfer and Recordation Tax Consideration					
	Purchase Price/Conside	Purchase Price/Consideration \$				Transfer Tax Consideration \$						
	Any New Mortgage		\$			X( )% =			\$			
Consideration and Tax	Balance of Existing Mo	ortgage	\$			Less Exemption Amount -			\$			
Calculations	Other:		•			Total Transfer Tax =			\$			
Garanana	Other:		\$			Recordation Tax Consideration X ( ) per \$500 =			\$			
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6		erty Tax ID	No. (1)	Grantor L	iber/Folio		Мар	_	Parcel No.	Var. LOG		
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submission of all applicable information.	6	105/		Ocation/Addr		rty being	Conveyed (2)					
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indexed in accordance	Residential or Nor	-	Fee	Simple or	Ground Ren	t Amou	int:					
with the priority cited in	Partial Conveyance?	Yes I		ription/Amt. of	SqFt/Acreag	je Transferi	réd:					
Real Property Article												
Section 3-104(g)(3)(i).	If Partial Conveyance,	List Improv Doc. 1 – Gra	ements Conv	reyed:		1	Dog 2	Gran	tor(s) Name(s)			
7		-	20012									
Transferred	Cityof											
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	DOC. I - Owner(s) of Record, it Director work											
8		Doc. 1 - Gr	antee(s) Nar	ne(s)			. Doc. 2	- Gran	tee(s) Name(s)			
	Board											
Transferred	mont.	one	Co	en tig	- 10	Grantee) Mailing Address						
То	6	0		New Own	er's (Grante	4300	Rack	11	1cmD	2085		
	45 W.	6-10	e 90	eved (Ontions	0 198	D	350 Packer He MD 2088  Doc. 2 - Additional Names to be Indexed (Optional)					
9 Other Names	Doc. 1 - Add	litional Nam	ies to de Ind	exed (Optiona	-/							
to Be Indexed												
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10 Contact/Mail Information	Name: Same	- 5 - 5 - od										
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	11 IMPOR	Less the analysis of the property being conveyed by the grantee's principal residence?										
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	Assessment	1. Constitution										
	Intormation	Information  Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).										
		Assessment Use Only – Do Not Write Below This Line										
1	Terminal Verification Agricultural Verification Whole Pa							Assigned Property No.:				
Transfer Number			Date Received:		10::	Deed Reference: Map		Su		Block		
	Year	20	20		Geo. Zoning		Grid	Pla	at	·Lot		
1	Land Buildings				Use		Parcel		ction .	Occ. Cd.		
Terminal Verification Agricultural Verification Whole Part Tran. Process Transfer Number Date Received: Deed Reference: Assigned Property No Year 20 20 Geo. Map Sub Bic Zoning Grid Plat Lot Land Use Parcel Section Oc Buildings Total Town Cd. Ex. St. Ex. Cd.  REMARKS:								J				
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Pink - Office of Finance